150.0	0008	0009.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	872,500 /	872,500
					USE VALUE:	872,500 /	872,500
					ASSESSED:	872,500 /	872,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		GRAND VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O DONNELL BRADLEY T	
Owner 2:	HABERER JESSICA E	
Owner 3:		
Street 1:	6 GRAND VIEW RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	SCHEITZ BARBARA D -
Owner 2:	-
Street 1:	6 GRANDVIEW RD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 10,843 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1921, having primarily Aluminum Exterior and 2394 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10843.000	322,100	13,800	536,600	872,500
Total Card	0.249	322,100	13,800	536,600	872,500
Total Parcel	0.249	322,100	13,800	536,600	872,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.45 | /Parcel: 364.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

99725

GIS Ref

GIS Ref

Insp Date

05/20/20

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0008-0009.0

!11811!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	212,800	10200	10,843.	536,600	759,600	759,600	Year End Roll	12/18/2019
2019	101	FV	192,800	10500	10,843.	503,100	706,400	706,400	Year End Roll	1/3/2019
2018	101	FV	192,800	10500	10,843.	415,900	619,200	619,200	Year End Roll	12/20/2017
2017	101	FV	192,800	10500	10,843.	382,300	585,600	585,600	Year End Roll	1/3/2017
2016	101	FV	192,800	10500	10,843.	348,800	552,100	552,100	Year End	1/4/2016
2015	101	FV	170,100	10500	10,843.	342,100	522,700	522,700	Year End Roll	12/11/2014
2014	101	FV	170,100	5100	10,843.	317,900	493,100	493,100	Year End Roll	12/16/2013
2013	101	FV	170,100	5100	10,843.	302,500	477,700	477,700		12/13/2012

PRINT

Date	Time
12/11/20	01:56:44

LAST REV

Date	Time
10/20/20	09:47:41

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11811

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHEITZ BARBARA	1365-137		2/27/2009		475,000	No	No		
	10645-419		9/23/1964		99	No	No		N

USER DEFINED

Prior Id # 1:	99725
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/30/2017	1106	Addition	130,000	O				
8/9/2013	1203	Renovate	37,000	O				
10/25/2000	830	Wood Dec	15,500	O				8X13 DECK-NEW DRIV
8/3/1995	467	Manual	1,200					REROOF
7/8/1992	293	Manual	1,550					REPAIR CHIMNEY

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2020	Measured	DGM	D Mann
11/1/2018	Permit Visit	DGM	D Mann
5/4/2018	MEAS&NOTICE	BS	Barbara S
11/21/2017	Permit Visit	DGM	D Mann
5/5/2014	External Ins	PC	PHIL C
2/26/2014	Info Fm Prmt	EMK	Ellen K
1/13/2009	Measured	336	PATRIOT
11/18/1999	Meas/Inspect	272	PATRIOT
7/23/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10843		Sq. Ft.	Site		0	80.	0.62	9			Topo	-10					536,611						536,600	

Total AC/HA:	0.24892	Total SF/SM:	10843	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	536,611	Spl Credit		Total:	536,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	3 - Other		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.08859646
Const Adj.:	0.97519952
Adj $ / SQ:	95.544
Other Features:	78500
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	466784
Depreciation:	144703
Depreciated Total:	322081

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB 1		

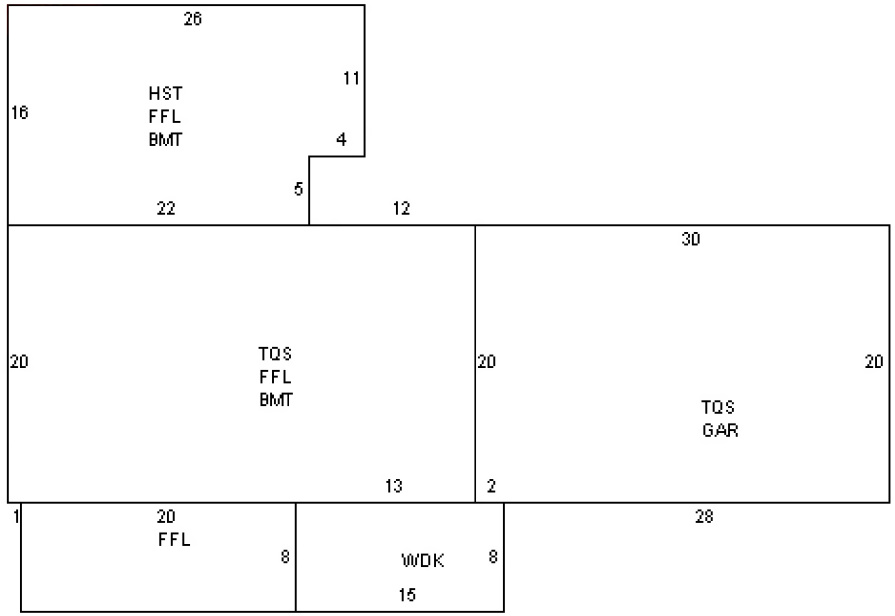
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	127.07
Special Features:	0	Val/Su Net:	76.87
Final Total:	322100	Val/Su SzAd	134.54

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,236	95.540	118,092
BMT	Basement	1,076	28.660	30,842
TQS	3/4 Story	960	95.540	91,722
GAR	Garage	600	18.690	11,215
HST	Half Story	198	95.540	18,918
WDK	Deck	120	13.980	1,677

Net Sketched Area:	4,190			Total:	272,466
Size Ad	2394	Gross Are	4708	FinArea	2394

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

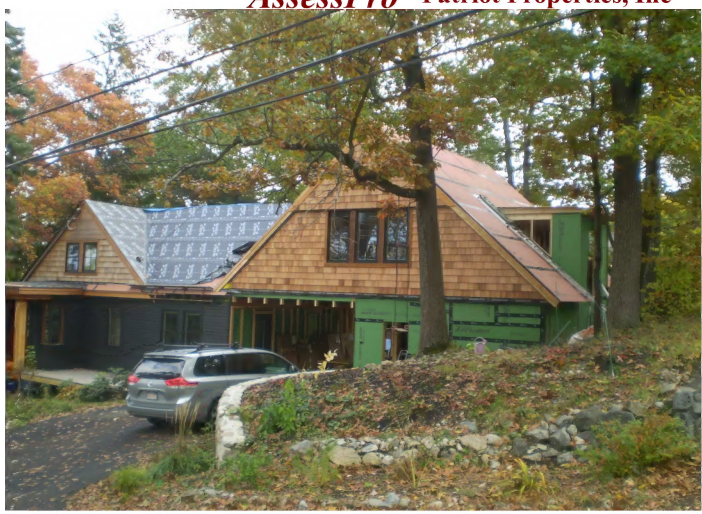
SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0008-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	5X6	A	AV	1970	0.00	T	39.2	101						
16	Shop W/Loft	D	Y	1	20X20	G	GD	2013	35.86	T	3.6	101			13,800			13,800

More:	N	Total Yard Items:	13,800	Total Special Featues:	Total: 13,800

IMAGE

AssessPro Patriot Properties, Inc